



Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment Request

Application No. and Location: DG 10-2-00, ICE Plat
Located at the northwest corner of Flamingo Road and Orange Drive -
(12451 Orange Drive)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENINGS OF THE "ICE PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant seeks to relocate an existing access opening 100' in width along Orange Drive (supporting full access) to be centered approximately 332' west of the east 1/4 section line of Section 26-50-40. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

PREVIOUS ACTIONS: None

CONCURRENCES:

The Planning and Zoning Division recommends approval of the proposed revision to the subject access opening on the ICE Plat.

RECOMMENDATION(S):

Motion to approve the resolution.

Attachment(s): Resolution, Planning Report, Plat, Proposed Site Plan w/opening, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENINGS OF THE "ICE PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as ICE Plat was recorded in the public records of Broward County in Plat Book 165, Page 21; and

WHEREAS, the owners desire to revise the access openings associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the access openings shown on the ICE Plat, the proposed revisions being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000.

Application #: DG 10-2-00
ICE Plat

Revisions:

Exhibit "A"

Original Report Date: October 19, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

Applicant Information

Owner

Name: ROHO Flamingo LTD and
Executive Centre LLC

Agent

Name: Robin Banks; Calvin, Giordano & Falls
Assoc., Inc.

Address: 10021 Pines Blvd., Ste. 106

Address: 1800 Eller Drive

City: Pembroke Pines, FL 33024

City: Ft. Lauderdale, FL 33316

Phone: (954) 433-8162

Phone: (954) 266-6467

Background Information

Application Request: The applicant seeks to relocate an existing access opening 100' in width along Orange Drive (supporting full access) to be centered approximately 332' west of the east 1/4 section line of Section 26-50-40.

Address/Location: 12451 Orange Drive, Generally located at the northwest corner of Flamingo Road and Orange Drive.

Land Use Plan Designation: Commercial

Zoning: B-3, Planned Business District

Existing Use: Vacant

Proposed Use: The plat is restricted to 300,000 square feet of commercial use.

Parcel Size: 27.499 acres

Surrounding Land Use:

North: Undeveloped, Currently under consideration for Private School.
South: Trafficway
East: Trafficway
West: Undeveloped, Currently under consideration for Private School.

Surrounding Zoning:

North: A-1, Agricultural District
South: Griffin Road
East: Flamingo Road
West: A-1, Agricultural District

Zoning History

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

Previous Request on same property: The subject plat was recorded by Broward County on February 7, 1991, Plat Book 147, Page 3 of the Broward County records.

Town Council approved a plat amendment by Resolution No. 97-277 which proposed revisions to certain openings and associated turn lane configurations on August 20, 1997.

Town Council approved a plat amendment by Resolution No. 99-279 which proposed to revise the restrictive note associated with the plat on September 1, 1999.

Town Council approved a plat amendment by Resolution No. 99-359 which proposed revisions to to certain openings on December 1, 1999.

Town Council approved a site development plan to construct a 28 acre joint venture master plan designed for office/retail use on March 15, 2000.

Summary of Significant Development Review Agency Comments

The Engineering Department recommends approval of the proposed request.

Applicable Codes and Ordinances

Land Development Code Section 12-33(P)(6): Access to commercial/office facilities shall be restricted to strategic locations that represent the safest and most expedient method of directing traffic off the street into parking areas.

Comprehensive Plan Considerations

Planning Area: The plat is in Planning Area 2 which includes the westernmost section of the

Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential with a density of 1 dwelling unit per acre in this planned area.

Flexibility Zone: The proposed plat is in Flexibility Zone 113.

Concurrency Considerations: A Traffic Concurrency Agreement was recorded on February 13, 1997 and amendment was recorded on January 6, 1998.

Applicable Goals, Objectives & Policies: None

Staff Analysis

On April 2, 1996, Town Council approved the plat with a 60' access opening (to support right turn in and right turn out) centered 700' west of the east 1/4 section line of Section 26-50-40. On August 20, 1997, Town Council approved a plat amendment which increased the access opening to a 100' in width (with full access) centered 480' west of the east 1/4 section line of Section 26-50-40, by Resolution No. 97-277. The applicant is now seeking to relocate the 100' in width access opening along Orange Drive (supporting full access) to be centered approximately 332' west of the east 1/4 section line of Section 26-50-40.

The proposed request will provide for safer traffic circulation by aligning the opening with the spine road and creating a perpendicular intersection.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended, or any element or portion thereof, and will enhance public safety.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 10-2-00.

Exhibits

Resolution, Plat, Proposed Site Plan w/opening, Land Use Map, Subject Site Map, and Aerial.

Prepared by: ____

Reviewed by: ____